





Shower Room

Double width shower cubicle with electric shower, WC, wash hand basin and vanity unit, extractor fan, heated towel rail, tiled

Outside

Ground floor access to the communal patio

Parking

Parking options available

Property Description

The property has a library and communal lounge on the first floor, which many of the residents organise small events to take place there. There are communal laundry facilities which are used by the apartments. On entering the building there is a disabled lift that leads to the two main lifts that give access to all floors. There is also a good size communal garden at the front and rear of the building.

This apartment is at the front of the building on the ground floor. The property features two bedrooms, utility room, kitchen, shower room and patio doors from the lounge area which lead out to the communal garden, This boasts a pleasant amount of space so that you can enjoy the natural light and air with room to enjoy a few potted plants. The apartment has an on site warden who is able to be contacted during the day if there is a problem, and a support alarm system if something happens during the night. The apartment itself boasts a range of accessible features and independence.

Entrance Hall

Fire door to the front elevation, access to lounge, bedrooms and bathroom, storage cupboard, electric heater

Lounge

17' 9" x 11' 5" (5.41m x 3.48m)

Double glazed patio doors leading to the communal garden, access to kitchen, electric fire, electric heater

Kitchen

Fitted kitchen with wall and base units, electric oven and hob, extractor hood, space for fridge freezer and dishwasher, one and half bowl sink and drainer, part tiled

Utility Room

Space for washing machine, base units and shelving

Bedroom One

14' 1" x 8' 6" (4.29m x 2.59m)

Double glazed window to the rear elevation, built in wardrobes, TV point, electric heater

Bedroom Two

14' 1" x 6' 3" (4.29m x 1.91m)

Double glazed window to the rear elevation, built in wardrobe, electric heater





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



To view this property please contact Connells on

T 01752 345 135

E plympton@connells.co.uk

110 Ridgeway Plympton
PLYMOUTH PL7 2HN



EPC Rating: C

Tenure: Leasehold



This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

view this property online connells.co.uk/Property/PLN307055

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